

BALTIMORE METROCENTER SURVEY

SURVEY NO.: B-2018

AREA: Cathedral Hill

MAGI NO.: 0420185411

Address: 18-20 East Franklin Street

Current Name: Maryland State Commission on Human Relations

Block: 552 Lot: 22-23 Lot size: 53 ft. x 140 ft.  
Height: 3 Materials: Brick and concrete  
Condition: Good Owner: East Franklin Partners  
Use: Commercial Accessible: Yes, restricted  
Designation: Liber/Folio: CWM 4142/372



Historic Name:

Date: ca. 1830

Architect/Builder:

Style (if appropriate):

**Description:** The original townhouses were united by a rusticated concrete facing on the first story and basement in the mid 20th century. The plain pilasters and single entablature of the doorways were replaced by a single modern glass and aluminum door; the other door became a blind window bay. Above the concrete facing, the six bays of the two houses are still intact, with gauged jack arches and modern plate glass windows. The common bond exterior brick may be a replacement of the original flemish bond. The cornice is relatively narrow, with two projecting brick courses below. The gable roof has a pedimented dormer with paired windows in each. The east elevation features a stepped gable. The addition of several windows in a five-bay regular pattern is an alteration of the early 20th century. A two-story rear addition facing St. Paul Place contains storefronts now used as offices by the Human Relations Commission.

**Significance:**

Area: architecture

Level: local

The main elements of architectural interest in the building are the stepped gable and dormers, which hint at the early 19th century origins of the structure. From 1911 until the early 1980's, the Consolidated Engineering Company had its headquarters at 18-20 East Franklin. The firm was one of several prolific construction companies in Baltimore in the early to mid 20th century and is still in business at 2 East Fayette Street.

**Sources:** DR 10-19-07, 1-25-13; Peale Museum Photo Coll.; city directories  
**Surveyor and Date:** Janet Davis, May 1985

Baltimore Metrocenter Survey  
Cathedral Hill Area  
18-20 East Franklin Street  
B-2018





18-20 East Franklin Street  
B-2018  
Photo ca. 1945, Peale Museum

MC 6790



18-20 East Franklin Street      B-2018  
Cathedral Hill - Metrocenter Survey  
Baltimore (City), Maryland  
Photo: Janet Davis  
Date: July 1984  
Neg. loc.: Maryland Historical Trust  
South elevation



## INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

20 E. Franklin Street

**2 LOCATION**

STREET &amp; NUMBER

20 E. Franklin Street

CITY, TOWN

Baltimore

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

**3 CLASSIFICATION**

## CATEGORY

☐ DISTRICT  
☒ BUILDING(S)  
☐ STRUCTURE  
☐ SITE  
☐ OBJECT

## OWNERSHIP

☐ PUBLIC  
☒ PRIVATE  
☐ BOTH  
**PUBLIC ACQUISITION**  
☐ IN PROCESS  
☐ BEING CONSIDERED

## STATUS

☒ OCCUPIED  
☐ UNOCCUPIED  
☐ WORK IN PROGRESS  
**ACCESSIBLE**  
☒ YES: RESTRICTED  
☐ YES: UNRESTRICTED  
☐ NO

## PRESENT USE

☐ AGRICULTURE  
☒ COMMERCIAL  
☐ EDUCATIONAL  
☐ ENTERTAINMENT  
☐ GOVERNMENT  
☐ INDUSTRIAL  
☐ MILITARY  
☐ MUSEUM  
☐ PARK  
☐ PRIVATE RESIDENCE  
☐ RELIGIOUS  
☐ SCIENTIFIC  
☐ TRANSPORTATION  
☐ OTHER:

**4 OWNER OF PROPERTY**

NAME

Consolidated Engineering Co., Inc.

Telephone #:

STREET &amp; NUMBER

20 E. Franklin Street

CITY, TOWN

Baltimore

VICINITY OF

STATE, zip code

Maryland 21202

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Records Office, Room 601

Liber #: MLP 9499

Folio #: 157  
6/8/54

STREET &amp; NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

City of Baltimore Neighborhood Survey

DATE

1975

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

COMMISSION FOR HISTORICAL &  
ARCHITECTURAL PRESERVATION  
Room 900  
26 South Calvert St  
Baltimore, Md. 21202

## 7 DESCRIPTION

B-2018

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This corner building was probably originally two  $3\frac{1}{2}$  story rowhouses. It has 6 bays, a sloped roof with two dormers and is surfaced in running bond brick. The first floor and basement are finished with concrete scored to imitate rusticated stone.

The entrance is the third bay from the right. The glass double doors and transom are framed by a molded door surrounded with a simple cornice. There are six stairs with a wrought iron railing. To the left of the entrance is a 3 sided projection at basement level with an iron railing. Between this platform and the entrance stairs are steps leading to the basement entrance. To the right of the main door are three basement windows, the one next to the stairs being blocked up. There are four windows on the first floor; the bay next to the entrance is a blind window.

There are 6 evenly spaced windows on the second and third floors with splayed brick lintels. Those on the second floor rest directly on the top edge of the rustication while those on the third floor have marble sills.

There are two pedimented dormers, each of which has 2 one-over-one double hung windows, and a chimney on the sloped roof.

The side wall on St. Paul Place features a stepped gable. There are five bays on the second through fourth floors and a central entrance flanked by 2 shop windows on the ground floor.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE****PERIOD****AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW**

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

See 10 E. Franklin Street

CONTINUE ON SEPARATE SHEET IF NECESSARY



**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

## VERBAL BOUNDARY DESCRIPTION

52'9" by 140'

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Marsha Rozansky, Planning Assistant

ORGANIZATION

The Commission for Historical and Architectural Preservation

DATE

STREET &amp; NUMBER

26 S. Calvert Street, Room 900

TELEPHONE

396-4866

CITY OR TOWN

Baltimore

STATE

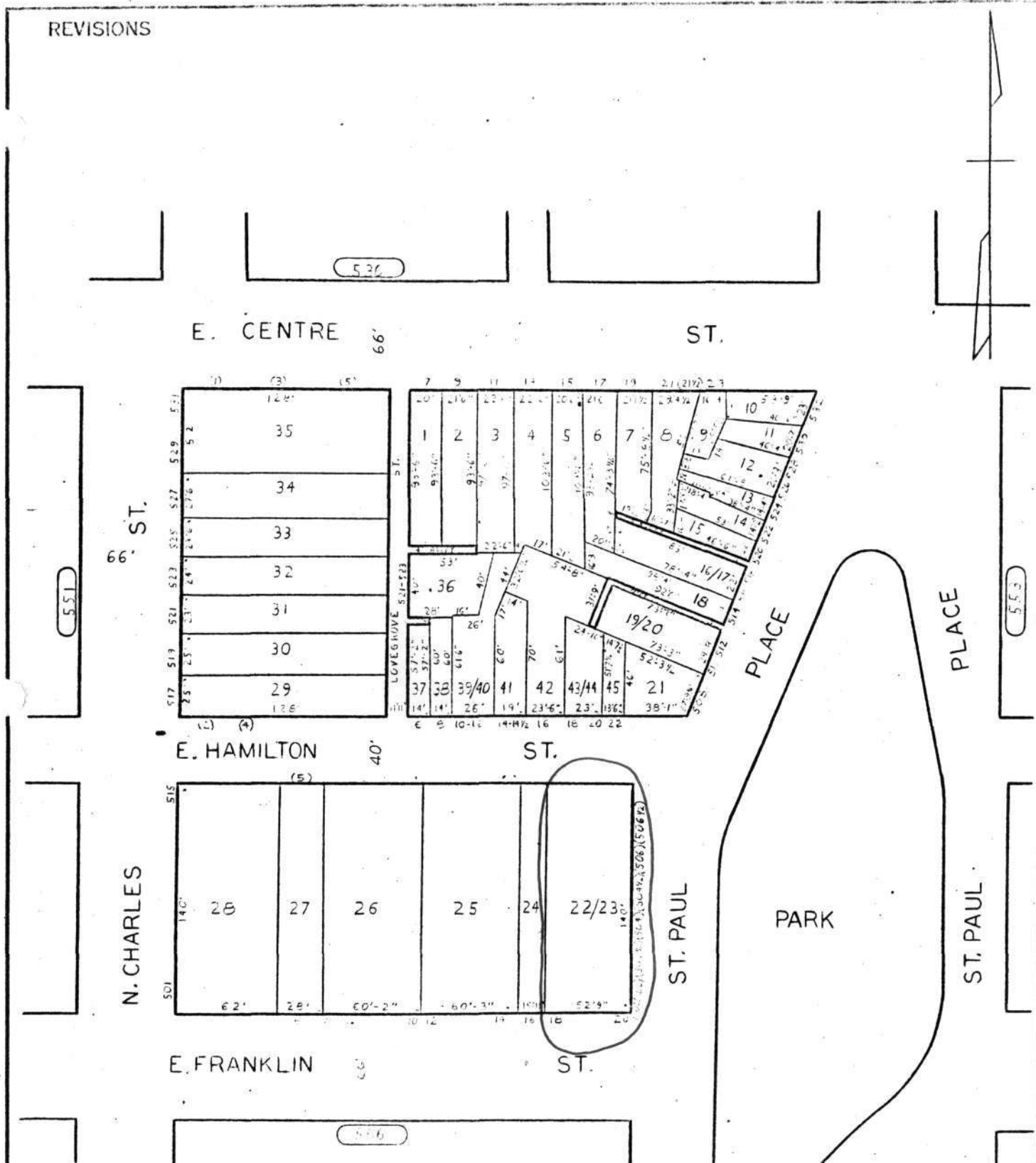
Maryland 21202

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

REVISIONS



TRACED BY *Lee Welch*  
 LETTERED BY *Lee Welch*  
 CHECKED BY

**NOTICE**

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 70-10 OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

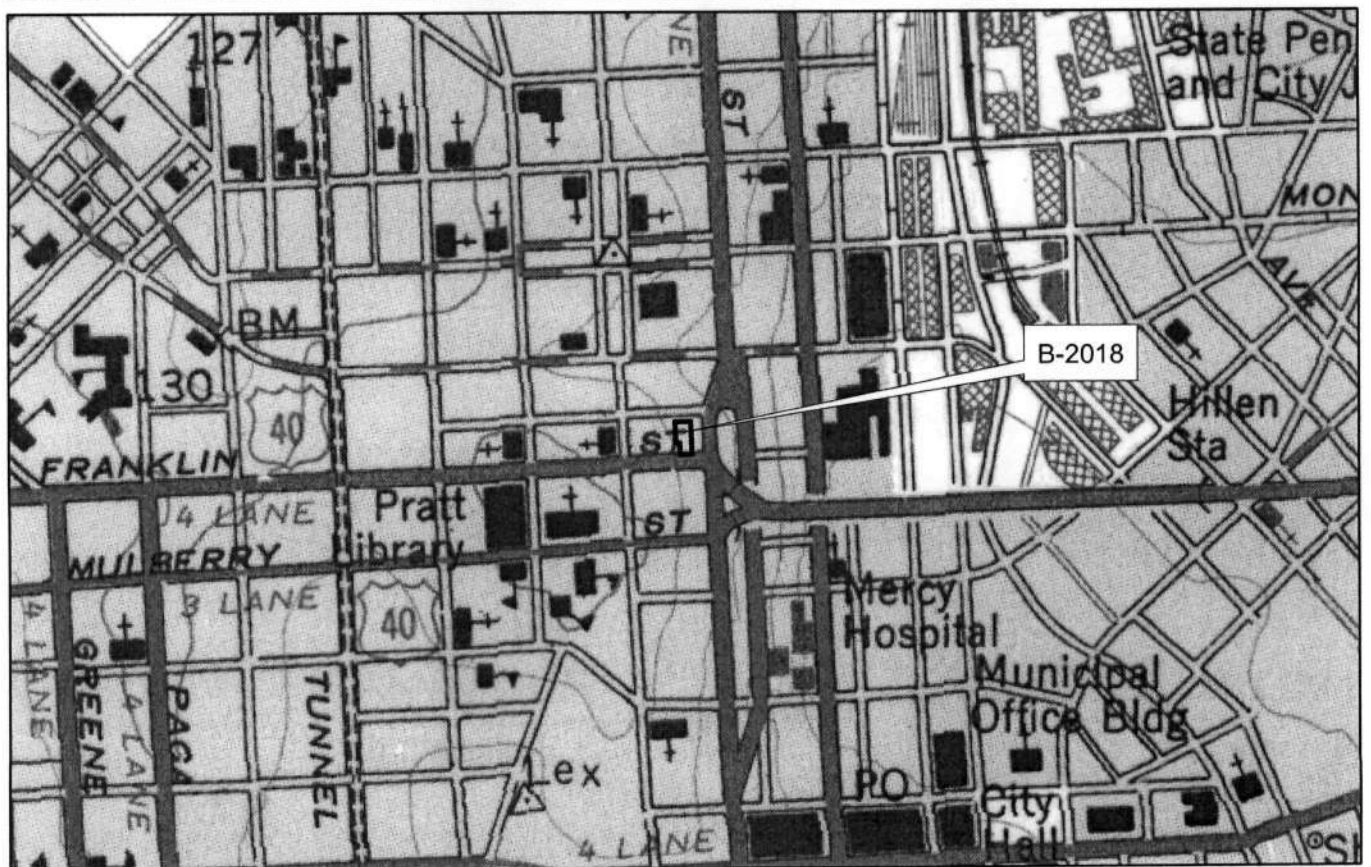
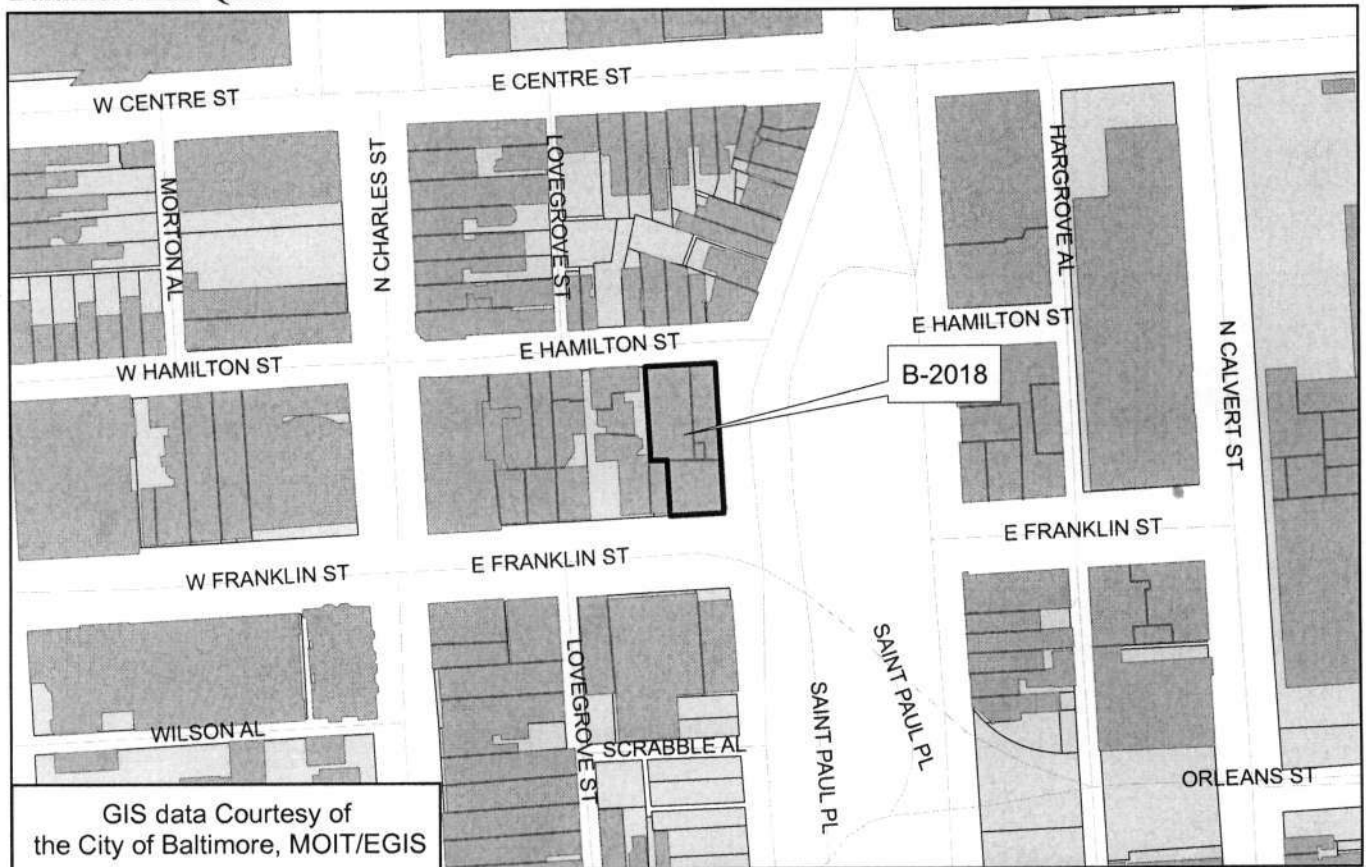
CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION

WARD II SECTION II  
 BLOCK 552

SCALE " 1" = 40' DATE

B-2018  
20 East Franklin Street  
Block 0552 Lot 022  
Baltimore City  
Baltimore East Quad





20 E. Franklin

6-2018

B/K 552 L223  
Neg. 4